

# FARMLAND AVAILABLE

GREENE COUNTY  
IOWA

*Don & Mary*

**COON**  
*Farmland Trust*

**TRACT 1 - 40 M/L ACRES**

**TRACT 2 - 82.57 M/L ACRES**

**TRACT 3 - 40.58 M/L ACRES**



# 40 ACRES M/L FARMLAND AVAILABLE

T AVENUE GRAND JUNCTION, IA 50107

Listing #14698

PRICE: \$399,000

PRICE/ACRE: \$9,975




## ABOUT THE FARM

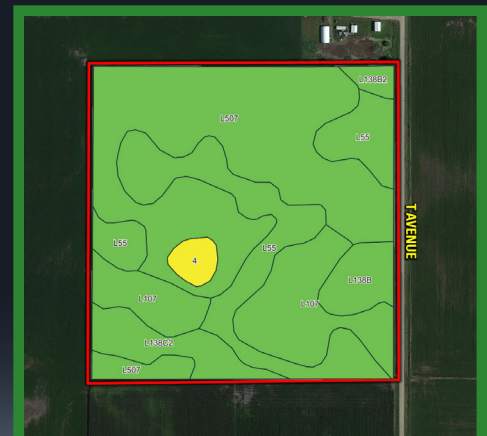
This farmland tract consists of 40 acres m/l with approximately 38.56 FSA tillable acres with a weighted CSR2 value of 87.3. Primary soil types include highly productive Canisteo clay loam, Nicollet loam, and Webster clay loam. The current farm lease has been terminated and the farming rights are available for the upcoming 2020 season.

This would also be a great add on property for an existing farming operation, an affordable sized tract for a beginning farmer or landowner, or a property for someone wanting to diversify their portfolio. This property is located in Section 30 of Franklin Township, Greene County and is located south of Grand Junction, Iowa on the west side of T Avenue.



## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L507	Canisteo clay loam	17.21	44.6%		87
L55	Nicollet loam	9.03	23.4%		91
L107	Webster clay loam	6.83	17.7%		88
L138C2	Clarion loam	2.48	6.4%		83
L138B	Clarion loam	1.75	4.5%		88
<b>Weighted Average</b>					<b>87.3</b>





# 82.57 ACRES M/L FARMLAND AVAILABLE

264TH STREET, JEFFERSON, IA 50129

Listing #14729

PRICE: \$619,275

PRICE/ACRE: \$7,500

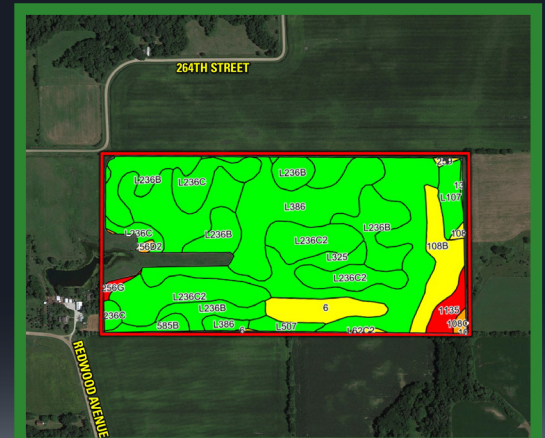
## ABOUT THE FARM

This farmland tract is immediately located off County Highway P30 and consists of a total of 82.57 acres m/l with approximately 75.71 FSA tillable acres that are designated as NHEL (Non Highly Erodible Land) by the FSA and NRCS offices. These tillable cropland acres have a weighted CSR2 rating of 75.2 and the primary soil types include Le Sueur loam, Lester loam, Cordova clay loam, and Lester loam. The current farm lease has been terminated and farming rights are available for the upcoming 2020 season. This property is located southeast of Jefferson, Iowa in Section 25 of Grant Township, Greene County.



## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L325	Le Sueur loam	21.77	28.8%		78
L236B	Lester loam	13.03	17.2%		85
L236C2	Lester loam	11.77	15.5%		77
L386	Cordova clay loam	10.32	13.6%		77
L236C	Lester loam	4.64	6.1%		81
108B	Wadena loam	4.18	5.5%		52
6	Okoboji silty clay loam	3.20	4.2%		59
			<b>Weighted Average</b>		<b>75.2</b>





# 40.58 ACRES M/L FARMLAND AVAILABLE

R AVENUE, JEFFERSON, IA 50129

Listing #14730

PRICE: \$215,000

PRICE/ACRE: \$5,300

## ABOUT THE FARM

This farmland tract is located on a paved County Highway and consists of a total of 40.58 acres m/l with approximately 30.29 FSA tillable acres that are designated as NHEL (Non Highly Erodible Land) by the FSA and NRCS offices. These tillable cropland acres have a CSR2 rating of 70 and the primary soil types include Coland clay loam, Wadena loam, Spillville loam, and Terril loam. The current farm lease has been terminated and farming rights are available for the upcoming 2020 season.

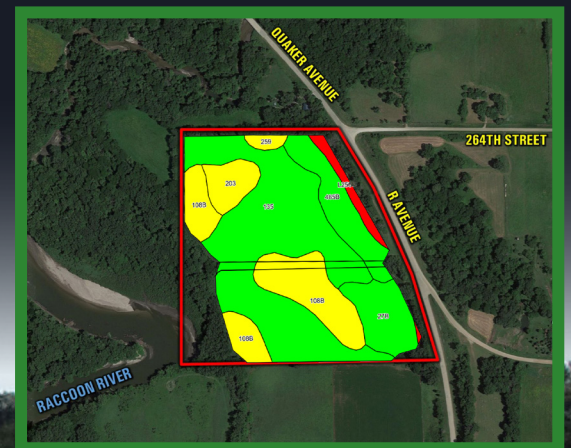
This particular area of Greene County is known for its beautiful scenery that provides great recreational opportunities backing up to mature hardwood timber with access to the Raccoon River. The location of this tract is a great option for the investor and outdoor enthusiast with a mix of tillable farmland and hard to find access to one of Iowa's primary arterial waterways. It's a known fact that deer, turkey, and other wildlife use these waterways as a corridor to find food and cover.

This would also be a great add on property for an existing farming operation, an affordable sized tract for a beginning farmer or landowner, or a property for someone wanting to diversify their portfolio. This property is located southeast of Jefferson, Iowa in Section 26 of Grant Township, Greene County, Iowa.



## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
135	Coland clay loam	14.86	49.1%		76
108B	Wadena loam	6.41	21.2%		52
485B	Spillville loam	3.23	10.7%		88
27B	Terril loam	2.89	9.5%		87
203	Cylinder loam	1.62	5.3%		58
Weighted Average					70



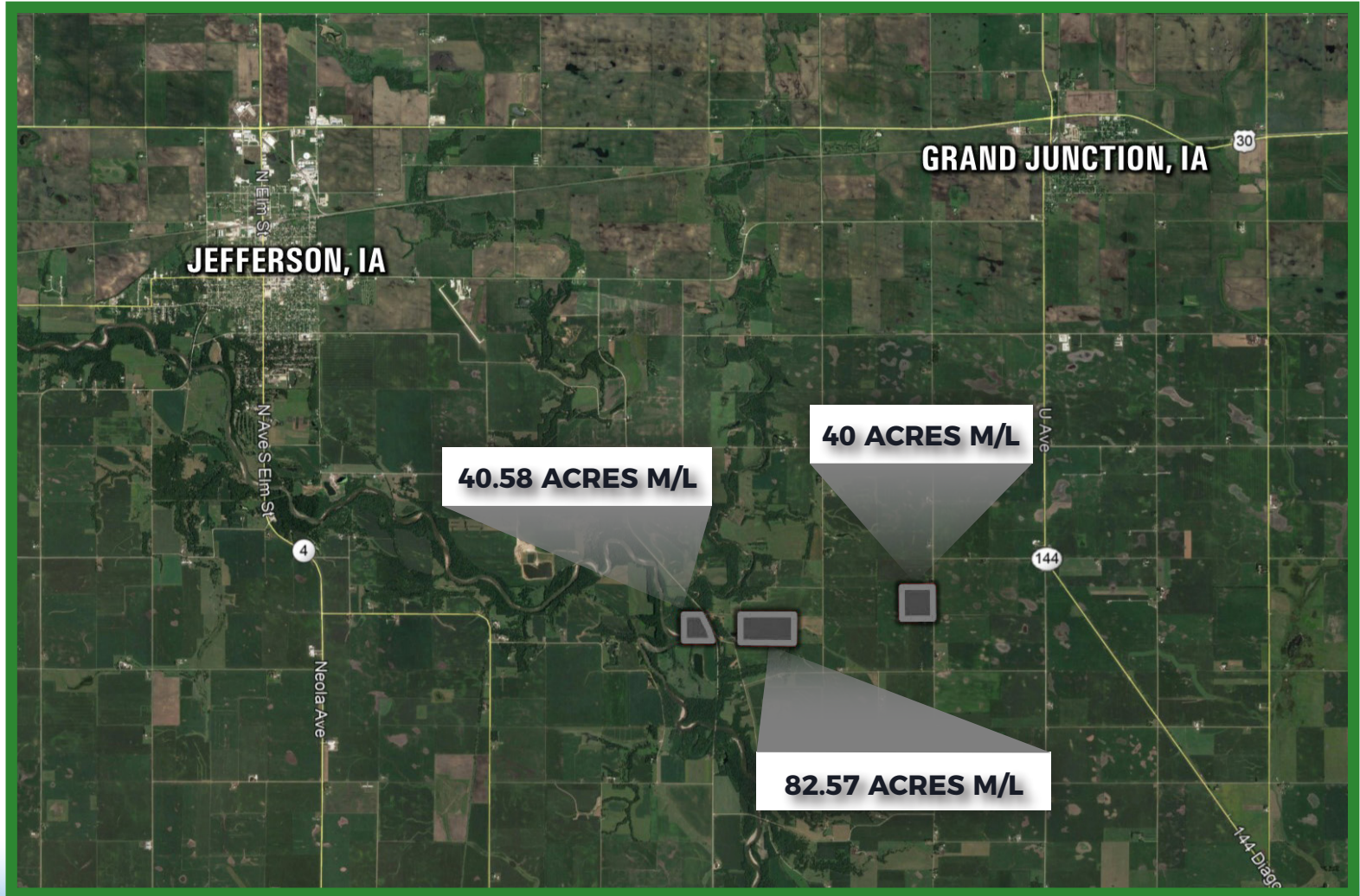
## CONTACT

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MATT@PEOPLES COMPANY.COM

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FOR MORE INFORMATION!

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